



Town of Carlisle

MASSACHUSETTS 01741

FRANK E. HANNAFORD, Clerk
201 Prospect St.
CARLISLE, MASS. 01741

Office of
PLANNING BOARD

MEETING - NOVEMBER 10, 1975

MEMBERS PRESENT: Bridges, Hannaford, Kulmala, Santomenna, Sauer, and Zielinski; Guests - J. A. Griecci, Anthony Merino, and George Nickerson

Mr. Bridges announced that the Planning Board received a memo from the Building Committee stating that they will make themselves available to review plans and specifications on alterations and additions on present town facilities before it goes out to bid.

The minutes of the October 27, 1975 meeting were approved.

Mr. Bridges will rough draft a letter to the two local papers showing the Planning Board's position concerning what happened at Town Meeting.

A letter was received from Mr. J. A. Griecci, Engineer, dated November 4, 1975, requesting an opportunity to discuss the building of 368 apartment units on the Hemloc Hill subdivision. He proposed to build 16 buildings on the 45 acre parcel with 24 units in each. He would sink a well for each building and put in a sewer treatment facility in the first four acres. He feels this would help the town meet its obligations for housing needs as stated in Chapter 774.

Mr. Bridges advised him that the current By-Laws state that he could alter a single-family dwelling to a two-family dwelling if certain conditions are met; but that they do not provide for buildings as he has proposed.

The subdivision has been approved by the Planning Board, but there is concern about the percolation. Mr. Griecci feels that between 12 and 15 lots will perc.

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In addition to the problem with the By-Laws, Mr. Santomena said that he would need to re-zone that section of land which would require a Planning Board hearing and a 2/3 vote at Town Meeting or submit an application for a comprehensive permit. The Board members felt the Town would not favor multi-unit housing.

Mr. Grieco stated he could now go to the State and tell them Carlisle has not met their obligations regarding Chapter 77A.

The number of dwellings required by Chapter 77A was believed to be 10% of the dwellings in the Town or (1) acres. With approximately 900 dwellings presently, only 90 units would be needed to meet the law; and with a saturation point of 1500 dwellings, only 150 units would be needed.

Another alternative for Mr. Grieco would be to apply for a variance with the Board of Appeals. They would most likely give a permit for the minimum units needed to meet the law and not the total 368 units.

After Mr. Grieco and Mr. Merino left the meeting, Mr. Nickerson of Rutland Road, a builder, told the Board that Mr. Grieco had approached him last week to buy the land as residential land.

The proposed road has a right of way of only 40 feet, and there was a question of whether another 10 feet would be needed to meet the 50 foot right of way now required.

Some work has been started on the roadway, and it has laid dormant. It is questioned if the right to build on a subdivision approved by the Planning Board has expired.

Either Mr. Sauer or Mr. Santomena will try to come up with a copy of Chapter 77A for review by Board members.

Mr. Sauer felt the Town should appoint a Housing Authority to show the Town's intent regarding housing needs.

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Mr. Bridges excused himself and appointed Mrs. Kulmala acting chairperson.

Mr. Hannaford reported that representatives from Tophet Road will be at the next meeting to discuss what can be done with the end of Tophet Road so that it can be accepted as a public way.

There was a discussion on Tophet Road. If the Town does not accept the road, the shutters would own the road. The Board wondered exactly what the Town voted on. Was the easement accepted or is that part of "tabling" a road. Mr. Santamanni will report at the next meeting as to the status of easements on Tophet Road and the portion of Howell Farms Road that was not accepted.

Mr. Zielinski made a motion to clarify our present direction as to how the Building Committee should base their comparison.

Motion: The Planning Board recommends to the Selectmen that they establish a tentative base line for comparison of Current Land/3ly Fox Farm pending the Long Term Capital Requirements Committee's priorities re-evaluation; that base line should include Maintenance facilities for all vehicles, DPW facilities, and Fire Department.

The motion was voted unanimously.

The meeting adjourned at 9:50 p.m.

Respectfully submitted,

Susan Chisholm

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Secretary